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LAND USE ELEMENT

of The ARVIN GENERAL PLAN

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KERN COUNTY, CALIFORNIA

HAHN, WISE AND ASSOCIATES
PLANNING — CONSULTANTS

CITY OF ARVIN

GENERAL PLAN

LAND USE ELEMENT

THE PREPARATION OF MAPS AND REPORT WAS FINANCED IN PART THROUGH AN URBAN PLANNING GRANT FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, UNDER THE PROVISIONS OF SECTION '701' OF THE HOUSING ACT OF 1954, AS AMENDED.

ADOPTED

JANUARY 24, 1972

HAHN, WISE AND ASSOCIATES, INC.
Planning Consultants
San Carlos, California

[Arvin. City council]
City planning Arvin
Land Utile. "

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RESOLUTION NO. 3-72

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARVIN, STATE OF CALIFORNIA, APPROVING AND ADOPTING THE HOUSING ELEMENT, LAND USE ELEMENT, CIRCULATION ELEMENT, AND PUBLIC SERVICES AND FACILITIES ELEMENT OF THE GENERAL PLAN FOR THE CITY OF ARVIN

WHEREAS, the Planning Commission of the City of Arvin did present to the City Council their recommendation and approval of the Housing Element, Land Use Element, Circulation Element, and Public Services and Facilities Element of the General Plan for the City of Arvin, and

WHEREAS, pursuant to Government Code Section 65300 et seq., the said Council gave required notice and did hold public hearing on the 24th day of January, 1972, for the purpose of considering the adoption of the Housing Element, Land Use Element, Circulation Element, and Public Services and Facilities Element of the General Plan reports and maps, at which public hearing the Housing Element, Land Use Element, Circulation Element, and Public Services and Facilities Element of the General Plan were explained and reported upon; and

WHEREAS, said elements of the General Plan reports and maps are necessary for the sound future of community development, the preservation of community and city-wide values and the promotion of general health, safety, convenience and the welfare of the citizens of the City of Arvin; and

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The City Council does hereby approve and adopt the Housing Element, Land Use Element, Circulation Element, and Public Services and Facilities Element of the General Plan for the City of Arvin.

2. The City Clerk endorse and file a copy of report and maps, attesting to this Council's adoption;

3. A certified copy of said elements of the General Plan, reports and maps, together with a certified copy of this resolution, be delivered to the Planning Commission of the County of Kern.

PASSED, APPROVED AND ADOPTED THIS TWENTY-FOURTH DAY OF JANUARY, 1972 BY THE FOLLOWING VOTE:

AYES: Fox, Giese, Nielsen, Ortiz, Smothermon
NOES: None
ABSENT: None

Elmer Smothermon
Mayor of the City of Arvin, California

ATTEST:

V. M. Collins
City Clerk

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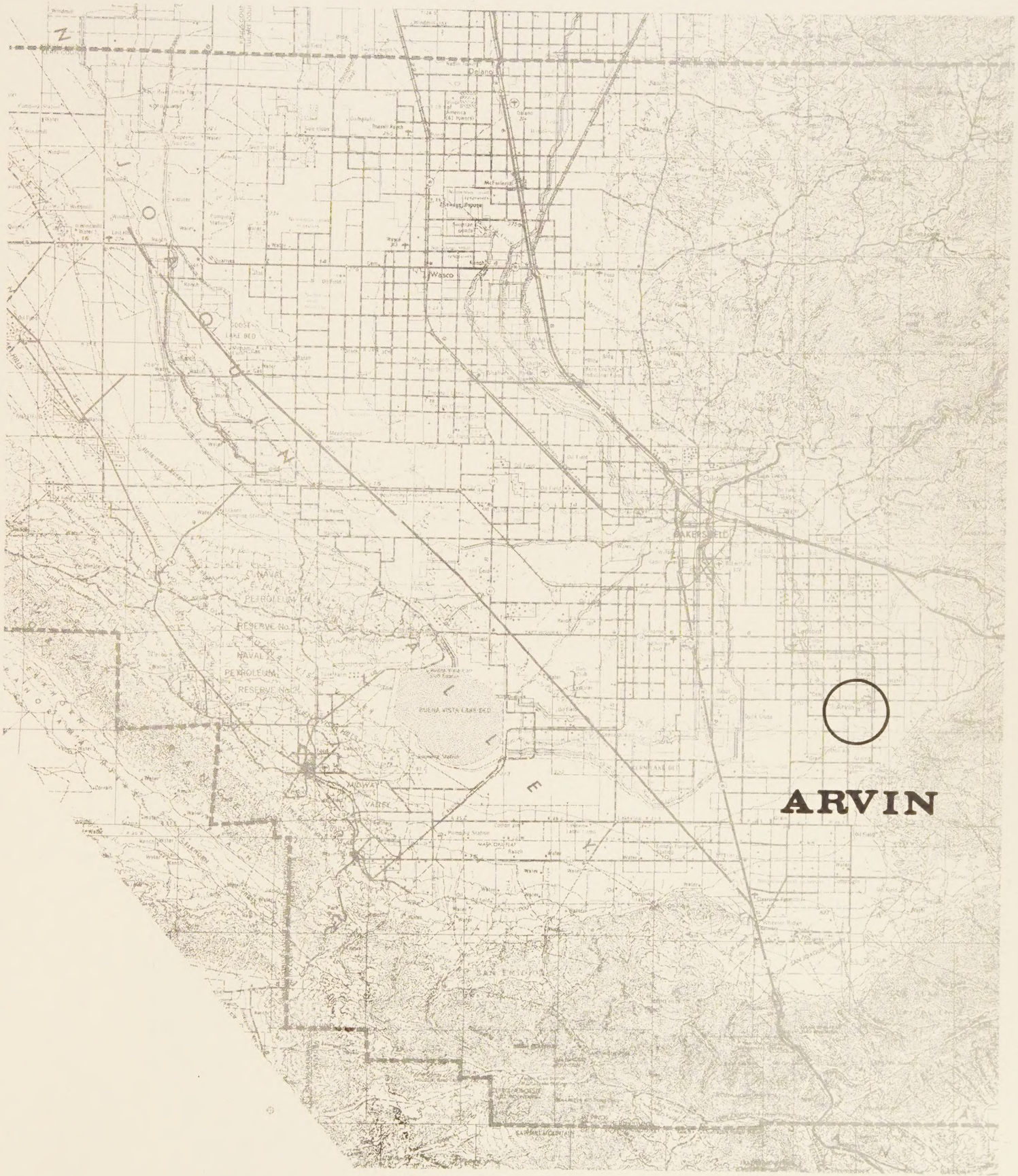
TABLE OF CONTENTS

	Page
INTRODUCTION	2
HISTORY	3
OBJECTIVES	7
PRINCIPLES	8
STANDARDS	9
PLANNING AREA	11
POPULATION AND FUTURE HOUSING NEEDS	13
THE GENERAL PLAN - LAND USE	16
Commercial	16
Industry	18
Public Facilities	18
Residential	21
Holding Capacity	24
Plan Review	24
APPENDIX	
Existing Land Use	A
Prime Agricultural Soils	B
Age Groups	C
Guidelines for Adopting the General Plan	D
Selected Federal Programs	E


ARVIN

INTRODUCTION

The Land Use Element of the General Plan is a guide to the orderly future development of the town. The Land Use Element of the General Plan designates the proposed general distribution, location and extent of the uses of the land for: housing, business, industry, agriculture, natural resources, recreation, education, public buildings and grounds, and other categories of public and private uses of land. The plan also establishes standards of population density and building intensity for the planning area.

The City of Arvin is located 16 miles southeast of Bakersfield in the southeast corner of San Joaquin Valley in Kern County, California. The Tehachapi Mountains terminate the valley to the south and the Greenhorn Mountains are to the north. State Highway 223 serves Arvin with connections to California 99 to the west and California 58 to the northeast. The community is also served by a spur of the Southern Pacific Railroad.

Arvin lies in the heart of the rich agricultural lands of the valley. Much of the town's economy is dependent upon agriculture and related industries.

KERN COUNTY HISTORICAL DEVELOPMENT*

The development of Kern County began when gold was discovered in the Kern River Valley. During the 1850's, fortune seekers from many parts of the world descended upon this area. It was this influx of some 2,900 people which eventually caused Kern County to be created from parts of Tulare and Los Angeles County, as they existed in 1866, and the small mountain community of Havilah to become the first county seat. When gold reserves began to show signs of depletion, and a railroad for the San Joaquin Valley was certain, the county seat was moved west to Bakersfield in 1874, to be near two newly discovered sources of wealth - oil and agriculture.

During the 1930's there was a vast migration to the west by people fleeing the "Dust Bowl" of the Plains States in search of new opportunities. The effect of this migration was felt in Kern County. During the period between 1930 and 1950, the county population increased by 146,000. Many of these people worked as farm laborers. While there was great opportunity here, agricultural development at that time could not use all who sought employment. The discovery of oil brought to the county new opportunities and more people as the economic base of the county began to expand.

Today, with the population over 329,000 persons, Kern County does not quite look the same. Many of the brilliant wildflower fields of the past have been converted to agricultural uses,

*This brief history of Kern County is reprinted from the Interim General Plan for Kern County by the Kern County Planning Commission, June 1967.

once bare and rolling hills are now studded with oil derricks, Buena Vista Lake has been replaced with cultivated fields, while the waters that once flowed free along the Kern River are held back by Isabella Dam or diverted into numerous canals. From the valley floor to the once isolated mountains and barren desert, the vast area of the County is steadily being transformed by man's use and development of its resources.

ARVIN HISTORICAL SKETCH*

In 1907 the first residents of Arvin came fron San Bernardino, bought 440 acres within the present town and started farming. Then irrigated with water from a community-owned well. In describing Arvin, one of them said, "It was nothing but sage brush, fox tail, jack rabbits, and rattle snakes, but we liked it". Typically, early homes consisted of one-room frame buildings without plumbing or electricity.

The first business established in what is now Arvin was the Weed Patch Nursery opened in 1910, which sold fruit and nut trees for new orchards. By 1912 the need for a school developed and one was built in 1913. Only one of the two classrooms was needed until 1920, when the first graduation was held.

The Arvin Post Office was established in 1914. The first store was established in 1917. About the same fine roads were gradually being developed along the previously surveyed section lines giving the area the grid-shaped patterns of streets and roads which remain today.

In 1920 the first crop of Thompson Seedless grapes were harvested and the following year the first restaurant was opened, the Arvin Grill. In 1922 the first newspaper, the "Arvin Booster", forerunner of the "Arvin Tiller Booster" was founded as a monthly newspaper. The first service station and real estate office were also opened in 1922.

In 1923 the highway from Weedpatch to Arvin was paved, and Commanche Drive was paved north to Di Giorgio. The Railroad spur from Magunden was also completed that year. Telephone service was opened in 1926.

The town grew so rapidly during the 1920's that an additional school teacher was employed each year and temporary classrooms were constructed to accommodate the increasing enrollment. In 1928 a new school building was authorized and built. The two room brick building received several additions through the years. The Haven Drive School was constructed in 1938.

The town continued to grow at a moderate rate and finally incorporated on December 21, 1960 when the population was 5,372. The 1970 population reported by the Bureau of Census was 5,654.

*This historical sketch was based on information published in the Arvin Tiller Booster.

OBJECTIVES

A General Plan is a statement of the objectives and goals toward which the people of a planning area are striving. The foremost goal is that physical development of the urban area proceed in an orderly manner thereby conserving the natural resources of the region, giving particular consideration to agriculture as a prime resource. All other objectives support this primary goal. The objectives of the Arvin General Plan are:

1. *To guide the orderly development of land uses within the Planning Area.*

2. *To protect prime agricultural land from the encroachment of sprawling urban and rural development.*

3. *To show the general location of various land uses, including housing, business, industry, agriculture, recreation, education and civic area.*

4. *To allow each type of use sufficient area to develop to the fullest extent indicated by the economy and general welfare.*

5. *To separate incompatible land uses.*

6. *To encourage the development of suitable industry and commerce in the urban area to make the community a relatively self-sufficient economic unit.*

7. *To provide a comprehensive guide for public improvements and an atmosphere which will stimulate private investment.*

8. *To conserve the natural resources of the Planning Area, thereby preserving and enhancing the living environment, and the economy which supports it.*

9. To encourage the development of a recreation and park system designed to serve the needs of all people of the area.

PRINCIPLES

The General Plan is based upon certain principles which are the result of forces and actions which do not necessarily take place within the Planning Area. The principles and standards set out below represent the basic guidelines within which the General Plan was formulated. These are continually subject to change and as these changes occur, the General Plan should be studied and reviewed so that their effect may be noted and the Plan revised accordingly.

1. Agriculture is the basic industry of the Arvin Planning Area. As such, it is necessary to preserve as much prime agricultural land as possible from encroaching urban uses.

2. New development should expand and reinforce the existing downtown core area. New service and commercial centers should be discouraged.

3. Provision must be made for the distribution of land uses to serve the needs of 8,800 people within the Greater Arvin Area by 1990. The amount of land designated for each use should be sufficient to permit a choice of location.

4. A basic assumption of the Plan is that the historical trend in population growth will continue over the next twenty year period, though to a somewhat lesser degree.

5. Arvin should contain a balance of industry, commerce and housing with respect to the needs of people. The encouragement of suitable types of industry and commerce should be of major concern to the community. Industries or commerce which might have

an adverse effect on agriculture or the rural environment should not be located in the area.

STANDARDS

The following standards were derived from studies of existing and projected conditions in the Arvin Planning Area. The Plan was developed using these standards as guides:

1. Future population estimates for the Arvin Planning Area are:

Year	Population
1970 - Census	5,654
1975	6,200
1980	6,800
1985	7,900
1990	8,800

2. Residential areas are categorized into the following densities:

Rural Density	Not more than one (1) dwelling unit for every five gross acres.
Low Density	Not more than six (6) dwelling units per gross acre.
Medium Density	Not more than twelve (12) dwelling units per gross acre.

Gross acreage includes the actual residential lots and collector and local streets serving the neighborhood only.

3. Future commercial and service uses should be placed within the downtown area in order to provide a compact, readily accessible retail district. Off-street parking in this area should be provided on the basis of two square feet of parking

area for each square foot of gross leasable floor area. Where on-street parking is not available, 5.5 off-street parking spaces should be provided for every 1000 square feet of gross leasable floor area. The latter parking standards should be applied at neighborhood and convenience-goods shopping areas.

4. Strip-commercial areas along major streets and highways should be discouraged. This type of development has blighting effects upon surrounding uses and does not make efficient use of the available land. The resulting poor traffic pattern slows the efficient flow of vehicles and results in an increased number of traffic accidents.

5. Designated lands should be reserved for agriculture and its supporting industries.

6. Parks should be provided in the Arvin area according to the following standards:

Type	Minimum Area Required	Population Served
Neighborhood	5 acres	1,000 people
Community-City	10 acres	10,000 "
Regional-County	100 acres	50,000 "

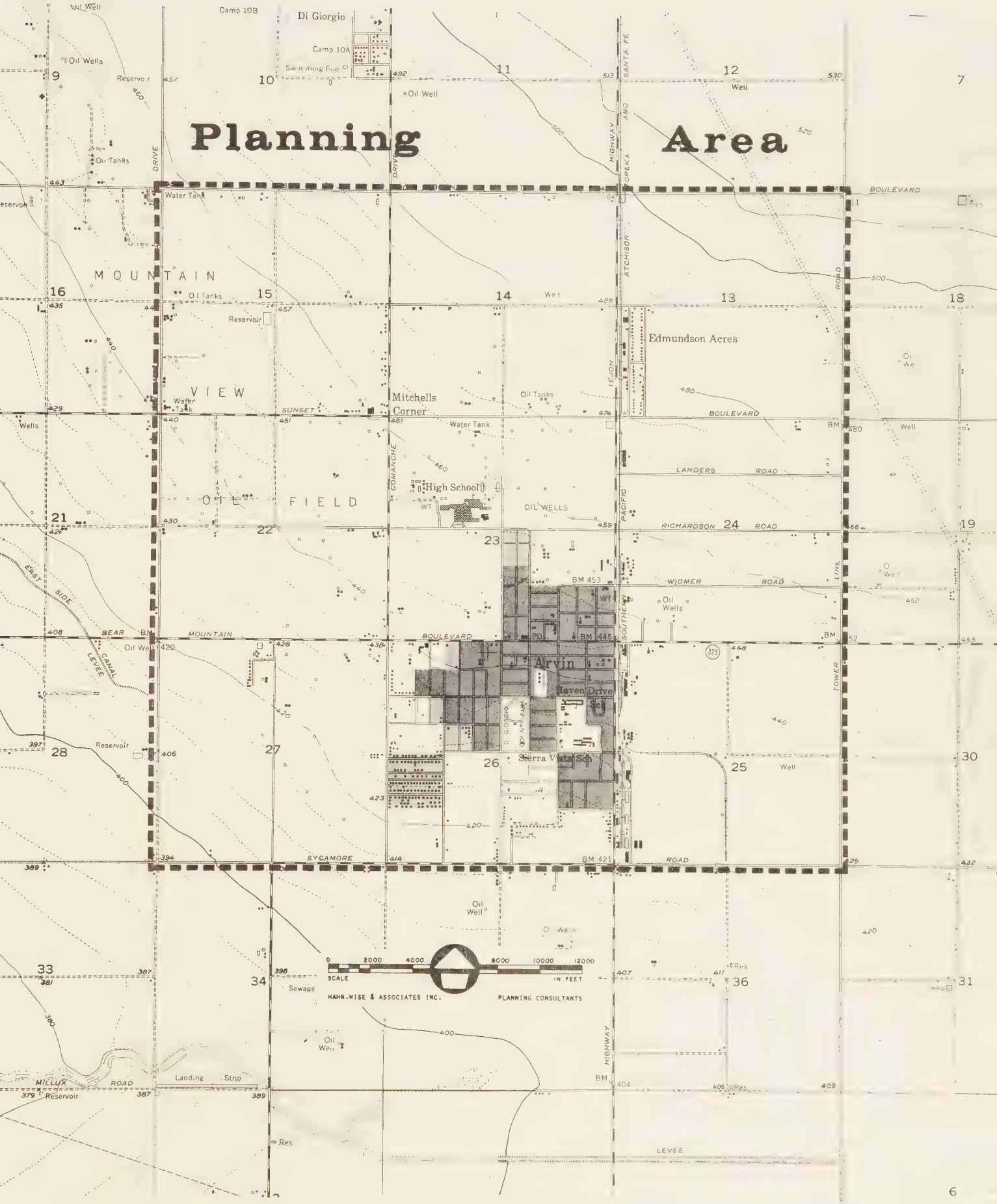
PLANNING AREA

The Planning Area is that area which, in the City's judgment, has direct impact on the City's development. For the City of Arvin the planning area extends to the boundaries of the sphere of influence by the Kern County Local Agency Formation Commission, as set forth March 1970. The Planning Area boundary is shown on the map on the following page.

The Kern County Interim Plan indicates that three factors are expected to extend agricultural development in the San Joaquin Valley: (1) water from the California Aquaduct, (2) improved access, and (3) a displacement of a variety of agricultural uses from the Los Angeles Region. As migratory labor is replaced by mechanization, labor camps are expected to decline. The farm laborer who remains will be better educated, higher skilled, better paid and permanently employed. This "new type" of worker is expected to move off the farm and into an adjacent community where he can find permanent housing and a variety of services and facilities.

The establishment of Agricultural Preserves as provided for in the Williamson Act is expected to stabilize taxes on agricultural lands throughout the Valley. The result will be a reduction of development pressures in the preserve areas but an increase in development pressures around the communities.

The Agricultural Preserve boundaries encompass a substantial area around the City of Arvin. This area, outside the city limits, but within the Planning Area; Sections 13, 14, 22, 23, 24, 25, 26 & 27 is critical to the future development of the community. If haphazard development is allowed, the orderly, planned growth of the city would be in jeopardy.


Planning Area
Camp 10B
Di Giorgio
Camp 10A
Swimming Pool
Oil Well
Oil Wells
Reservoir
Oil Tanks
Water Tank
MOUNTAIN VIEW OIL FIELD
Mitchells Corner
Edmundson Acres
High School
OIL WELLS
Alvin
Haven Drive
Sierra Vista Sch
Landing Strip
Sewage
Res
BOULEVARD
SUNSET
LANDERS ROAD
RICHARDSON ROAD
WIDMER ROAD
BEAR MOUNTAIN BOULEVARD
SYCAMORE ROAD
MILLUX ROAD
COMANCHE DRIVE
SANTA FE HIGHWAY AND ATCHISON TOPEKA
SOUTHERN PACIFIC LINE
TOWER ROAD
EAST SIDE CANAL LEVEE
LEVEE
SCALE 0 2000 4000 8000 10000 12000 IN FEET
HAHN, WISE & ASSOCIATES INC. PLANNING CONSULTANTS

POPULATION AND FUTURE HOUSING NEEDS

According to the 1970 Census the Greater Arvin Area (census tract 63) had a population of 5,654. In 1960 the population count was 5,872. Thus, there was a loss of population in the area between 1960 and 1970. It is expected that the population will increase to approximately 8,800 persons by 1990. This projected population will require 2,750 dwelling units to be adequately housed. The table below represents the population and dwelling unit projection for Greater Arvin (census tract 63):

Year	Population	Population per D.U.	Total Units Needed	Units Available(1)	Addn'l. Units Needed for Period(2)	Addn'l. Units Needed Accumulated Total
1960	5,872					
1970	5,654	3.5		1,057		
1975	6,200	3.4	1,820		763	763
1980	6,800	3.3	2,060		240	1,003
1985	7,900	3.2	2,470		410	1,413
1990	8,800	3.2	2,750		280	1,693

(1) This includes all units except those rated as substandard in Planning Area.

(2) Figure includes replacement of substandard units by the year 1975 for Planning Area.

Based on existing Land Use densities, the developed portion of Arvin has a gross residential density[1] of 2.3 units per acre. It is assumed that the density will increase to at least 2.7 in future expansion areas because certain non-residential facilities will not have to be repeated and new approaches to residential development will make better use of the land.

The area required for future community expansion is as follows:

Year	Population	Units	Units/Ac	Acres
1970	5,654	1,455	2.3	632
1975	6,200	1,820	2.4	758
1980	6,800	2,060	2.5	824
1985	7,900	2,470	2.6	950
1990	8,800	2,750	2.7	1,018

The Planning Area as described previously contains nine sections (square miles) of 640 acres each for a total of 5,760 acres. The area needed to accommodate and serve the 1990 population is about 1,000 acres or about one-sixth of the area allotted for urban expansion in the County Interim Plan. If all of the Planning Area were developed following the current land use patterns and densities, the Planning Area would hold a population of approximately 40,000 persons.

The above figures demonstrate that the urban expansion area (Planning Area) of 3,840 acres is much greater than will be needed for urban expansion in the forseeable future.

Scattered Development

If scattered urban and residential development is allowed to take place in the area set aside for future development, the relative cost of living in Arvin would increase and the quality of

[1] The number of dwelling units divided by total developed area, including all land uses; residential, public, industrial and commercial.

development would probably decrease. The increased costs would result from the added expense of providing public services and facilities, such as water, sewer, power, parks, schools and roads to the scattered areas of development. These costs would be borne by all the residents of Arvin through higher taxes and user fees. The quality of development would probably be lower because of the added cost of initial development.

Scattered development would also have the effect of reducing the size of agricultural plots and reducing the efficiency of agricultural production. The less efficient farm operation would become more vulnerable to tax pressures and the agricultural use of the land threatened. This kind of rural residential sprawl is presently occuring in some of the outlying areas of Bakersfield and other areas of the southern San Joaquin Valley.

Controlled Development

The alternative to "rural residential sprawl" is the logical and planned extension of the developed part of the city. The existing public services, facilities, commercial and other uses represent a substantial investment of both public and private funds. These facilities should form the nucleus around which future planned development will take place. "Leap-frog" patterns of development must be avoided.

THE GENERAL PLAN - LAND USE

The General Plan is based on the principal of strengthening the existing downtown area consisting of commercial uses and public services and facilities. Physical development must proceed in an orderly manner as well. The General Plan specifies the location of general categories of uses and provides certain standards within which development should take place.

The Plan confines the urban uses in the Planning Area to as small an area as practicable while still allowing sufficient room for expansion and choice of location. In this manner a second general objective of the Plan will be accomplished; the preservation of prime agricultural land from encroachment by urban use. The Southern San Joaquin Valley is highly dependent upon agriculture as the basic industry of the area and everything possible should be done to protect the land. A distinct boundary between urban and rural areas is desirable to give the agricultural land owner the assurance that creeping urbanization will not take his land.

COMMERCIAL

Retail Commercial

The existing downtown area principally located along Bear Mountain Bldg. between Campus Drive and Tejon Highway will remain as the Central Business District. Arvin Avenue should be developed with new commercial uses as the market demand indicates. A pedestrian oriented shopping mall could be developed along Arvin Avenue and extended to the west to "A" Street, linking the commercial development to the existing county offices. To the west of the county facilities, professional offices could be developed with auto and pedestrian circulation that will complete the linkage to the existing city offices.

The sixty five foot right-of-way of Arvin Avenue would provide sufficient space for a partial mall treatment that would allow controlled auto circulation as well as pedestrian circulation if the full mall treatment is found to be unsatisfactory.

Professional Office

Two areas are shown for office uses on the plan map. Located in the downtown area they embrace the existing retail uses and expand the office uses between the existing city and county office facilities. The end result will be a strengthened Central Commercial District that can offer more complete goods and services in one location. A more specific plan for the downtown area should be prepared in the near future.

Development of the downtown area should occur in the vacant areas and as replacement of non-conforming uses. As development proceeds the city will find it advantageous to provide public parking for shopping convenience. Beautification and facelifting of the commercial areas by providing more pleasant and convenient surroundings will also improve the retail and service trade in the area.

A neighborhood commercial center is shown along Haven Drive adjacent to and west of Di Giorgio Park. This commercial area exists at the present time and serves the residents of the area.

Heavy Commercial

Heavy commercial areas as shown on the plan generally coincide with the existence of agricultural equipment storage and motor freight equipment. As the agriculture in the area becomes increasingly mechanized the areas of equipment storage will need to be expandded. Modest areas for expansion of this use are indicated.

INDUSTRY

The primary industry of the Planning Area will continue to be agriculture. Good agricultural land should not only be preserved for the growing of crops but also the processing of agricultural products. Land which is close to transportation and also near the source of the crops should be conserved for this industrial purpose.

Although agriculture and its related industries should be given major consideration, other properly chosen industries should not be discouraged from locating in the Planning Area. Industries which do not adversely affect agriculture, such as electronics or certain types of assembly plants, could be encouraged in order to diversify the economy of the Planning Area. Too much dependence upon one industry could lead to serious economic fluctuations. Strict controls should be maintained over all industries locating near Arvin to give the city protection from any industrial pollution which might cause degradation of the environment.

One industrial area is shown on the Plan, it is located east of the city and east of the railroad tracks between Bear Mountain Boulevard and Sycamore Street. Agricultural packing and shipping exist in these areas and should be expanded.

PUBLIC FACILITIES

Public Buildings

The Arvin City Hall is conveniently located on the fringe of the downtown area. The existing Police and Fire Stations will continue to adequately serve the city through the year 1990. As the need for additional space for city offices increases, the existing facilities should be expanded on existing city land and land to the east of the new City Hall should take the form of a planned Civic Center Complex.

Schools

Arvin residents are served by two school districts: Arvin Elementary School District and Kern Joint Union High School District.

Arvin Elementary School District operates three schools: Meridian, Haven Drive and Serra Vista. The last two are located within the city. The table below represents the average yearly enrollments for the schools.

Year	Meridian (Unincorporated Area)	Haven Drive (4-8)	Sierra Vista (K-3)
60-61	258	630	515
61-62	238	625	496
62-63	240	658	472
63-64	233	648	489
64-65	221	622	531
65-66	257	607	520
66-67	273	610	567
67-68	264	572	562
68-69	241	597	578
69-70	257	566	555

Sierra Vista School offers instruction from Kindergarten through the third grade and Haven Drive School from fourth through eighth grade. The average enrollment for the two schools was 1,121 for the 69-70 school year. Assuming that the population for the Planning Area continues as projected, by 1990 the total enrollment will be approximately 1,700. The two schools are presently at their holding capacity and additional classroom space must be made available as the enrollment increases. The use of Meridian School, approximately 13 miles from town could alleviate crowding until new facilities are provided in town.

Standards recommended for elementary school planning are: Not more than thirty (30) pupils per class, three (3) classes per grade, or a total of eight hundred ten (810) pupils. Schools larger than this become difficult to administrate and maintain.

Arvin High School, part of the Kern County Joint Union High School District, had a 1970-71 enrollment of 1,400 students. The 1990 enrollment can be expected to reach 2,000. The estimated capacity of the existing physical plant is 1,600. As the demand increases the existing facilities must be expanded to meet the educational needs of the people of Arvin and the unincorporated areas of the district. Approximately 25% of the students come from the City of Arvin.

Parks

Three types of parks and recreation areas are normally found in the urban area. Neighborhood parks provide facilities for both active and passive recreation for the people living in individual neighborhoods or sub-areas of the City. These parks usually contain about five acres of land and serve a maximum population of about 1,000 people. Playground equipment, playfields and park areas should be installed at neighborhood parks. Community parks are found in larger urban areas where several neighborhoods form distinct communities. The community park normally contains ten to twenty acres of land where playgrounds, playfields, passive areas and park buildings are provided. Each community park should be designed to serve a population of about 10,000 people. Regional parks are created to serve the wide variety of recreational needs existing within a large region.

At the present time, one community park exists in Arvin. Di Giorgio Park, consisting of 17 acres, is located on the south side of town and offers residents swimming, picnicking and related recreational facilities. This park, is large enough to serve as a

neighborhood park for the residents south of Bear Mountain Blvd. However a new neighborhood park is needed to adequately serve the needs of the people north of Bear Mountain Road. The new park as proposed is approximately nine acres in size and should be developed with facilities that will serve users of all ages. Special consideration for the very young and the aged should be given in the planning of improvements for all parks.

RESIDENTIAL

Definition of Use

Residential areas are those which are designed primarily to contain housing. Other uses, such as schools, churches, community centers and recreation facilities are appropriately located within residential neighborhoods. However, these are accessory to the housing.

Specification of housing type, such as "single family" or "apartment", is avoided in the General Plan. Rather, various residential densities resulting in different population concentrations are proposed. Residential density standards permit a variety of housing types within each category. For example, single family detached, single family attached (Townhouse) or low-rise apartments could be constructed within a neighborhood planned for medium density. The prime governing factor is in number of dwellings per acre (density) resulting in a total population for the neighborhood.

Medium Density

As shown on the General Plan Map, the downtown nucleus of commercial uses is backed by medium density residential areas. This higher density development makes the downtown more viable and economically realistic.

Medium density is also shown adjacent to Di Giorgio Park. An increased number of residents in this area will have easy access to the park as well as the neighborhood commercial center. As the new residential areas develop and the existing areas are converted to higher density, special attention should be paid to pedestrian as well as automobile circulation, to eliminate as many potential points of conflict as possible.

Low Density

Low density residential areas are generally shown as extensions of existing development. Public services and facilities are existing in some areas where development can occur on vacant lots.

In areas where no substantial public improvements have been made, the new areas of low density residential development could take the form of cluster housing or planned unit development. These innovative forms of residential planning can be used and should be encouraged by the city.

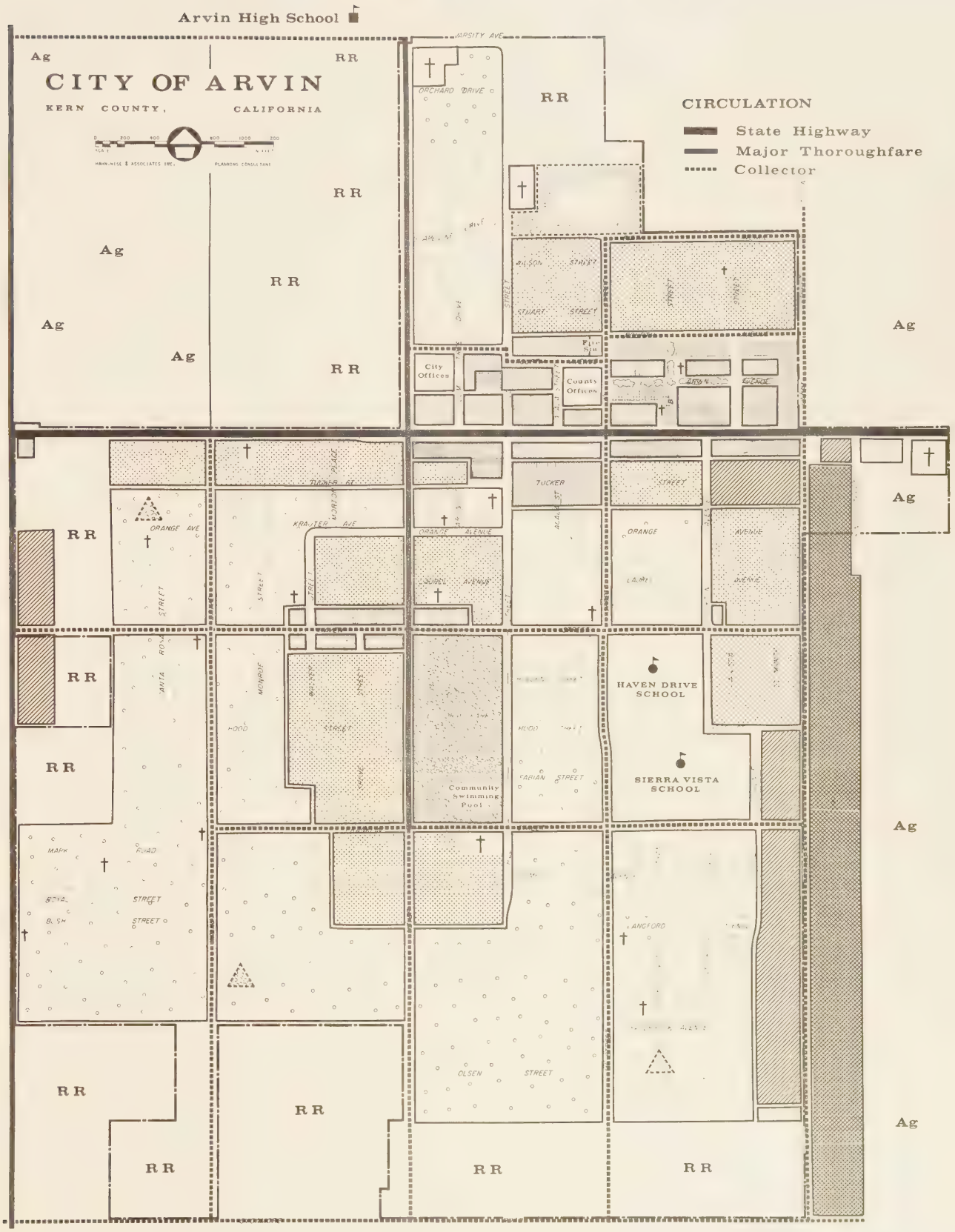
Residential Reserve

Residential reserve areas are intended to be low density areas. These areas should not be developed until the demand for additional single family homes warrants.

Rural Residential

This designation does not occur on the General Plan map. However, those areas within the Planning Area not designated for other uses are first, agricultural and secondly, rural residential areas. To avoid costly rural residential sprawl, as previously described in the Population and Future Housing Needs part of this report, the size of the lots must be held to a 5-acre minimum size.

GENERAL PLAN



RESIDENTIAL

	Units / Acre
Low Density	4-6
Medium Density	8-12
RR Residential Reserve	

COMMERCIAL

- Retail
- Heavy
- Office
- Shopping Mall

PUBLIC

- High School
- Elementary School
- Existing Park
- Proposed Parks
- Name Other

OTHER

- Industrial
- Ag Agriculture
- Church
- Parking

GENERAL PLAN HOLDING CAPACITY

	Units/Ac.	Acres	Units	Population @ 3.2/D.U.
Low Density	4 - 6	230	1,150	3,680
Medium Density	8 - 12	93	930	2,980
Residential Reserve	4 - 6	153	765	2,450
Totals		476	2,845	9,110

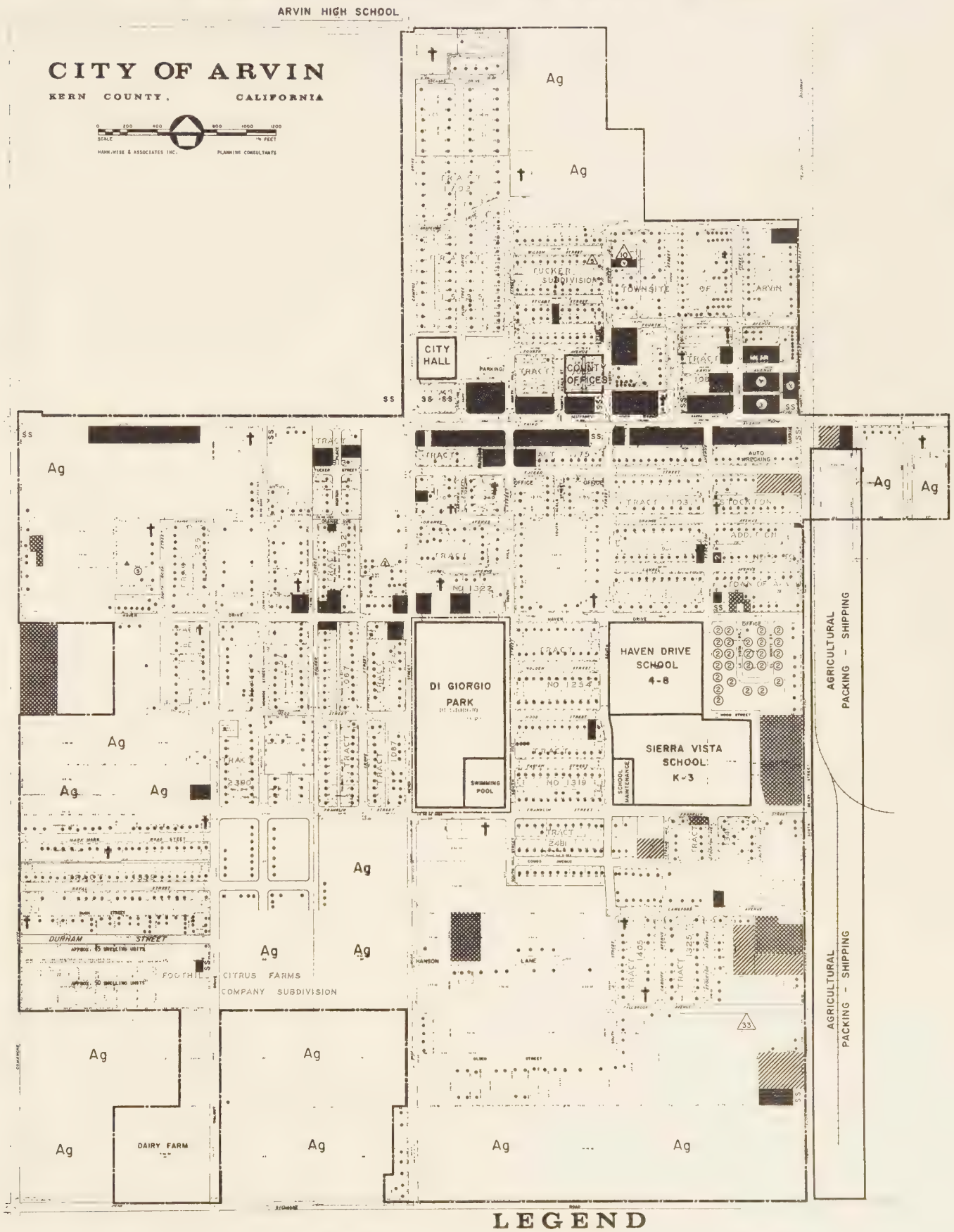
Based on the population projections made earlier in this report, Arvin would reach the capacity of the General Plan as presented in about the year 2000. It is assumed that at some time prior to the year 2000, the General Plan would be reviewed and revised to make accommodations for further growth if needed.

PLAN REVIEW

This, the Land Use Element of the General Plan, as with all the elements of the Plan, is a guide and a framework for the future development of the City of Arvin. This and all other elements must be periodically reviewed and updated to reflect the current trends of the economy, environment, and needs of the people. The Plan should be professionally reviewed every five years with a total in-depth review every ten years. The in-depth review would coincide with the 1980 Census and draw upon that extensive survey for basic data.

A P P E N D I X "A"

EXISTING LAND USE



LEGEND

RESIDENTIAL

- • Single Family
- ⓜ Multiple Family
- △ Mobile Home(s)
  - n = number of units

COMMERCIAL

- Retail
- Wholesale
- Motor Freight
- SS Service Station

OTHER

- Ag Agriculture
- † Church
- v Vacant

Appendix "A"

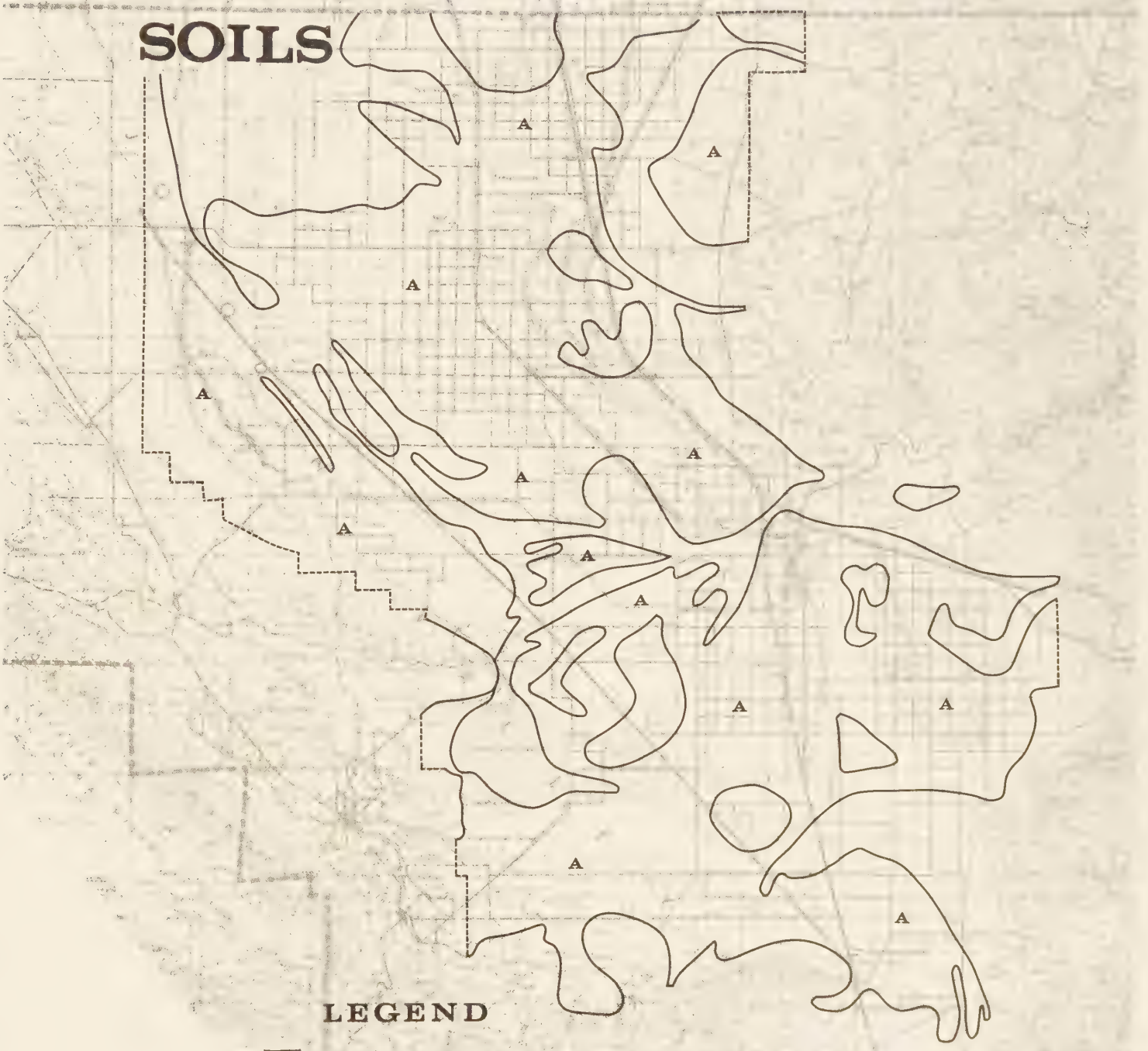
City of Arvin - Existing Land Use

January 1971

		Acres	%
Residential	Single Family	233.3	31.1
	Duplex	5.8	0.8
	Multi. 5+	0.4	0.1
	Trailer	0.8	0.1
	Sub. Total	240.3	32.3
Comm.	Comm.	23.4	3.1
	Trucking	20.1	2.7
	Sub. Total	43.5	5.7
Ind.	Industry	5.8	0.8
	Pub. Serv.	0.2	0.0
	Pub. Fac.	3.1	0.4
Public	School	22.1	3.0
	Church	8.8	1.2
	Park and Rec.	17.5	2.3
	Parking	1.0	0.1
	Sub. Total	58.5	7.1
Other	Vac. Bldg.	2.5	0.3
	Vac. Land	101.8	13.5
	Agriculture	150.2	20.1
	Offices	0.7	0.1
	Heavy Commercial	0.6	0.1
	Public R/W	144.5	19.3
	S. S.	3.1	0.4
	Agri. Pack./Shipp.	3.5	0.5
	Offices	749.2	100

A P P E N D I X "B"

PRIME AGRICULTURAL SOILS



LEGEND

A — Prime Agricultural Soils
[Soil Capability Classes I & II]

------ Extent Of Soil Survey

Source: U.S. Soil Conservation Service & Kern County Planning Commission

A P P E N D I X "C"

AGE GROUPS

The age groups in Arvin indicate that a high percentage of persons are below 20 years of age. There are approximately 40% in this age group which indicates a continuing strong demand for housing in this area. Specific age breakdown of groups are estimated as follows:

Ages	Percent
0 - 4	9.2%
5 - 9	11.4%
10 - 14	12.2%
15 - 19	10.6%
20 - 24	6.7%
25 - 44	21.3%
45 - 64	19.2%
65+	9.4%

A P P E N D I X "D"

APPENDIX "D"

GUIDELINES FOR ADOPTING THE GENERAL PLAN

Before the General Plan or any element of the Plan can become law, the Plan must be publicly reviewed by both the City Planning Commission and the City Council. The general requirements and guidelines for Plan approval are as follows:

1. Plan review by Regional Planning Agency and/or County with recommendations to Planning Commission.

2. Plan review by city staff with recommendations to Planning Commission.

3. Plan submitted to City Planning Commission for approval.

4. Advertise public hearing on Plan at least 10 days in advance.

5. Hold public hearing, amend Plan if necessary and approve Plan by resolution passed by a majority of the Planning Commission members.

6. Transmit Plan to the City Council for approval.

7. Advertise public hearing on Plan at least 10 days in advance.

8. Hold public hearing and approve Plan by resolution passed by a majority of the City Council.

9. If the City Council wishes to change the Plan, the proposed changes must be referred to the Planning Commission for a report. It is not necessary for the Planning Commission to hold a public hearing on the proposed change or addition.

10. Any public hearing on the General Plan may be continued from time-to-time.

11. Any part or element of the Plan may be adopted apart from the reaminder of the Plan.

Complete detailed requirements for General Plan adoption are found in the State of California Government Code, Title 7. Planning.

A P P E N D I X "E"

APPENDIX E

A SUMMARY OF FEDERALLY-AIDED PROGRAMS

The following Federal aid programs were abstracted from a listing of the more than 1500 government domestic programs designed to assist the American people in furthering their social and economic progress. The list does not include the many programs pertaining to housing, which are compiled separately in the Housing Element.

14.206

Program Title	NEIGHBORHOOD FACILITIES GRANTS
Administering Agency	Metropolitan Planning and Development, Department of Housing and Urban Development
Objectives	To provide funds to aid in the construction and/or rehabilitation of multiservice neighborhood centers which offer a wide range of community services.
Types of Assistance	Project grants
Uses and Use Restrictions	Construction of centers, or the acquisition, expansion, or rehabilitation of existing structures to be used as neighborhood centers. Funds may not be used for any other purpose.
Eligibility Requirements	APPLICANT ELIGIBILITY: Local public bodies, agencies, or Indian tribes possessing authority under State or local law are eligible.
Information Contacts	HEADQUARTERS OFFICE: Leo Morris, Community Facilities Development Division, Office of Resources Development, Metropolitan Planning and Development, Department of Housing and Urban Development, 451 7th. Street, SW., Washington, D.C. 20410, Telephone (202) 755-4000.

14.605

Program Title	INTERIM ASSISTANCE FOR BLIGHTED AREAS GRANTS
Popular Name	Interim Assistance
Administering Agency	Renewal and Housing Management, Department of Housing and Urban Development
Objectives	To assist localities to plan and carry out programs to alleviate harmful conditions in slum and blighted areas which are planned for urban renewal in the near future but in which some immediate public action can be undertaken.
Types of Assistance	Project grants
Uses and Use Restrictions	Uses.- Grant funds may be used for: repair of streets, sidewalks, parks, playgrounds, publicly owned utilities, and public buildings to meet needs consistent with the short-term continued use of the area; cleanup of public ways and areas, including rodent control and extermination measures; collection on a special basis of refuse (garbage and trash); establishment of temporary playgrounds on vacant land or cleared lots; and demolition of structures determined to be unsound or unfit for human habitation.
Eligibility Requirements	APPLICANT ELIGIBILITY: Applicants may be cities, other municipalities, and counties.
Information Contacts	1. REGIONAL OR LOCAL OFFICE: Contact the appropriate HUD regional office. 2. HEADQUARTERS OFFICE: Mr. Ralph L. Herod, director, Office of Renewal Assistance, Renewal and Housing Management, Department of Housing and Urban Development, 451 Seventh Street SW., Washington, D.C. 20410, Telephone: (202) 755-6350.

14.606

Program Title	NEIGHBORHOOD DEVELOPMENT
Popular Name	NDP
Administering Agency	Renewal and Housing Management, Department of Housing and Urban Development.
Objectives	To provide financial assistance for the execution of urban renewal plans. This program helps to prevent the lag between the decision that an area is in serious physical condition and the beginning of actual activities to correct these conditions.
Types of Assistance	Project grants; direct loans and repayable advances; guaranteed and insured loans.
Uses and Use Restrictions	Provides funding on a two-thirds basis (population over 50,000) and three-fourths basis (population under 50,000) based on the amount of loan and grant funds needed over a 12-month period in each urban renewal area contained in the community's program. Funding is on a three-fourth basis in areas, irrespective of population, designated as economic development areas by the Economic Development Administration. The program permits broad, flexible plans specifying major land uses, density of development, and the public facilities needed with no real lag between the decision that an area is in serious physical condition and the beginning of actual activities to correct these conditions. A contract for a loan or capital grant for the annual increment of a renewal program could cover activities in several contiguous or noncontiguous areas. Funds may not be used for the construction of buildings.
Eligibility Requirements	APPLICANT ELIGIBILITY: Local public agencies-which can be a local or county renewal agency or housing authority, or a local or county department of government-depending upon State enabling legislation are eligible.
Information Contacts	1. REGIONAL OR LOCAL OFFICE: Contact appropriate HUD regional office. 2. HEADQUARTERS OFFICE: Mr. Ralph L. Herrod, Office of Renewal Assistance, Renewal and Housing Management, Department of Housing and Urban Development, 451 Seventh Street SW., Washington, D.C. 20410, Telephone (202) 755-6350.

10.904

Program Title	WATERSHED PROTECTION AND FLOOD PREVENTION
Popular Name	Small Watershed or (PL-566) Program
Administering Agency	Soil Conservation Service, Department of Agriculture
Objectives	Provide technical and financial assistance in Planning and carrying out works of improvement to protect, develop, and utilize the land water resources in small watersheds.
Types of Assistance	Project grants; advisory services and counseling
Uses and Use Restrictions	Assistance is provided in planning, designing, and installing watershed works of improvement; in sharing costs of flood prevention, irrigation, drainage, sedimentation control, fish and wildlife developments, and public recreation; and to extending long term credit to help local interests with their share of the costs. Watershed area must not exceed 250,000 acres, capacity of a single structure is limited to 25,000 acre-feet; and total indebtedness must not exceed $5 million.
Eligibility Requirements	APPLICANT ELIGIBILITY: Any State agency, county or groups of counties, municipality, town or township, soil and water conservation district, flood prevention or flood control district, or any other nonprofit agency with authority under State law to carry out maintain and operate watershed works of improvement may apply for assistance.
Information Contacts	HEADQUARTERS OFFICE: Mr. Kenneth E. Grant, Administrator, Soil Conservation Service, U.S. Department of Agriculture, Washington, D.C. 20250; Telephone (202) 388-4531.

15.501

Program Title	IRRIGATION AND DRAINAGE SYSTEMS LOANS
Popular Name	Distribution Systems Loans Act
Administering Agency	Bureau of Reclamation, Department of the Interior
Objectives	Enables fully reimbursable Federal loans to organized irrigation districts included within congressionally authorized Reclamation projects to construct irrigation water distribution systems in lieu of Federal construction.
Types of Assistance	Direct loans and repayable advances.
Uses and Use Restrictions	Construction of irrigation and associated drainage systems only. Projects must have been previously authorized for construction under Reclamation law, and located in the 17 westernmost contiguous States. Except for incidental domestic and stock water, all water must be used for irrigation purposes. No statutory limitation on loan amounts. Loans are interest free. All project-required rights-of-way and other item costs up to 10 percent of project cost must be contributed and title transferred to the United States to be held in trust throughout loan repayment period.
Eligibility Requirements	APPLICANT ELIGIBILITY: Must be organized under State law and eligible to contract with the United States, must have water service contract with the Bureau of Reclamation.
Information Contacts	1. REGIONAL OR LOCAL OFFICE: Regional director, Bureau of Reclamation, regions 1-7. 2. HEADQUARTERS OFFICE: Mr. Ellis L. Armstrong, Commissioner, Bureau of Reclamation, U.S. Department of the Interior, C between 18th. and 19th. Streets NW., Washington, D.C. 20240, Telephone (202) 343-4157.

10.412

Program Title	RECREATION ASSOCIATION LOANS
Administering Agency	Farmers Home Administration, Department of Agriculture
Objectives	To provide recreation for rural residents and improve the economic climate of the community by attracting industry and urban visitors to the area.
Types of Assistance	Guaranteed and insured loans; direct loans and repayable advances.
Uses and Use Restrictions	Loans are available to rural nonprofit community associations to finance such facilities as swimming pools, tennis courts, lakes and ponds for boating and fishing, picnic grounds, shooting preserves, and camping grounds. The facilities must primarily serve farmers and other rural residents by either direct use or economic benefits. The total indebtedness cannot exceed $4 million.
Eligibility Requirements	APPLICANT ELIGIBILITY: Public and quasi-public bodies and corporations not operated for profit which will serve residents of open country and rural towns and villages up to 5,500 population may receive assistance when: (1) They are unable to obtain needed funds from other sources at reasonable rates and terms, (2) The proposed improvements will primarily serve farmers and other rural residents, and (3) They have legal capability to borrow, repay, and pledge security for the loan and to operate the facilities or services.
Information Contacts	1. REGIONAL OR LOCAL OFFICE: Contacts should be made with the county farmers home administration office serving the area in which the project is located. If unable to locate the county office, contact the headquarters office listed below. 2. HEADQUARTERS OFFICE: Mr. James V. Smith, Administrator, Farmers Home Administration, U.S. Department of Agriculture, Washington, D.C. 20250, Telephone (202) 388-7968.

20.204

Program Title	HIGHWAY BEAUTIFICATION-LANDSCAPING AND SCENIC ENHANCEMENT
Administering Agency	Federal Highway Administration, Department of Transportation
Objectives	To beautify highways and their vicinities
Types of Assistance	Formula grants
Uses and Use Restrictions	This program provides financial assistance to State highway departments to be used for the cost of landscaping and roadside development, including acquisition and development of publicly owned and controlled rest and recreation areas and sanitary and other facilities reasonably necessary to accomodate the traveling public.
Eligibility Requirements	APPLICANT ELIGIBILITY: Federal-aid funds available only to State highway departments.
Information Contacts	1. REGIONAL OF LOCAL OFFICE: Regional or State offices of the Bureau of Public Roads or State highway departments. 2. HEADQUARTERS OFFICE: Mr. R. R. Bartelsmeyer, Director, Bureau of Public Roads, Federal Highway Administration, Department of Transportation. Washington, D.C. 20591, Telephone (202) 962-1135.

14.200

Program Title	BASIC WATER AND SEWER FACILITIES-GRANTS
Popular Name	Water and Sewer Grants
Administering Agency	Metropolitan Planning and Development, Department of Housing and Urban Development.
Objectives	This program provides grants to finance community water and sewer facilities that are basic to efficient and orderly areawide community growth and development.
Types of Assistance	Project grants
Uses and Use Restrictions	Construction of basic public water and sewer facilities, excluding sewage treatment, consistent with a program for a coordinated areawide water and sewer facilities system as part of the comprehensive planned development of the area. Generally, grants do not exceed 50 percent of eligible land and construction costs. Under certain limited conditions a grant of up to 90 percent may be made to a community with a population of less than 10,000.
Eligibility Requirements	APPLICANT ELIGIBILITY: Cities, towns, counties, Indian tribes, public agencies or instrumentalities of one or more States, municipalities or political subdivisions; or boards or commissions established to finance capital improvement projects are eligible.
Information Contacts	REGIONAL OR LOCAL OFFICE: Contact the Assistant Regional Administrator for Metropolitan Planning and Development in the HUD regional office.

14.212

Program Title	URBAN BEAUTIFICATION AND IMPROVEMENT GRANTS
Popular Name	None
Administering Agency	Metropolitan Planning and Development, Department of Housing and Urban Development
Objectives	To provide grants to expand community activities in the beautification and improvement of publicly owned and controlled land in urban areas.
Types of Assistance	Project grants
Uses and Use Restrictions	Grants may be used for park and recreational upgrading and development, and beautification and improvement activities are eligible.
Eligibility Requirements	APPLICANT ELIGIBILITY: State and local public bodies with authority to undertake beautification and improvement activities are eligible.
Information Contacts	1. REGIONAL OR LOCAL OFFICE: Contact the appropriate HUD Regional office listed in the Appendix. 2. HEADQUARTERS OFFICE: Dwight Rettie, Open Space and Urban Beautification Division, Office of Resources Development, Metropolitan Planning and Development, Department of Housing and Urban Development, Washington, D.C. 20410, Telephone A.C. (202) 755-6740.

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